

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman Edward Huber. Other Commission members present included Jeffrey Gross, Laurie Reynolds, Thomas Rosenberger and Andrew Schlosser. The meeting was attended by Borough Manager P. Michael Coll; Chloe Mohr, Community Planner, Montgomery County Planning Commission and Melissa Prugar, P. E. of Boucher and James, Inc. The meeting was also attended by Borough Councillor Julie Munden and Mayor John Reynolds.

Chairman Huber asked for consideration of the minutes from the January 2, 2019 Planning Commission meeting. A motion was made by Andrew Schlosser and seconded by Thomas Rosenberger, to approve the minutes of the January 2, 2019 meeting of the Souderton Planning Commission as presented. The motion was approved.

Under cursory reviews, Borough Manager Michael Coll discussed a potential Zoning Ordinance conflict with the C-2 Limited Commercial/Residential District. The property at 110 S. Front Street is on the market and an interested party inquired about a potential brew pub use within this building. The Borough designed the adjoining Freight Building property around a possible brew pub use, and this building is currently advertised for lease. The C-2 Limited Commercial/Residential District does not specifically reference a "brew pub" use. The closest use referenced within the ordinance is a tavern, bar or nightclub. These uses are listed as Conditional Uses, but they are not permitted on S. Front Street. Perhaps a definition for brew pub should be part of the Zoning Ordinance. There was a concern expressed over the need for a food component. The Planning Commission indicated consideration to add Front Street to permit a brew pub as a Conditional Use. The proximity of residential uses along Front Street needs to be taken into consideration. Parking will become a potential problem. The matter will also be discussed with Borough Council.

Chloe Mohr discussed draft revisions dated February 6, 2019 to Article XII of the Zoning Ordinance regarding Off Street Parking and Loading. The parking table for residential units was modified to reflect discussions from the last meeting. The current draft addresses parking for the proposed Walden buildings which seems to be acceptable. The Borough Solicitor still needs to review and comment on the section for the fee in lieu requirements for parking waivers. There remains concern that this requirement may not achieve intended expectations.

Chloe Mohr provided sample definitions for a fast food restaurant. Planning Commission members favored the St. Paul, Minnesota and Abington Township definitions for further consideration.

Chloe Mohr then discussed a draft of miscellaneous SALDO updates dated February 6, 2019. Specific attention was given to the revised diagrams for parking lot configurations, which appear to be acceptable to the Planning Commission members. The Borough Engineer also modified the specifications for the construction of parking lots reflecting comments from the Planning Commission at the January meeting.

Chloe Mohr discussed a February 6, 2019 draft of miscellaneous revisions to the Zoning Ordinance. She noted that this is the same draft as reviewed previously, but a new addition to Section 1415 was added to address phased developments.

Planning Commission member Andrew Schlosser excused himself from the meeting prior to discussion of revisions to the MUR SALDO and MUR Zoning Ordinance revisions.

Chloe Mohr then circulated a February 6, 2019 draft of revisions to the SALDO pertaining to developments within the MUR District. Commission members discussed streetscape standards and landscaping requirements. Smaller caliper trees should be considered to improve survival rates. Landscape requirements for buffers and parking islands may be reduced. Consideration will be given to provide for, but not mandate, green walls and green roofs. General architectural requirements for mixed-use buildings should require the street level first floor of the building to have commercial characteristics that differ from residential characteristics for the floors above.

Chloe Mohr distributed the latest draft of revisions to the MUR Zoning District, dated February 6, 2019. This draft was nearly finalized last month, with only a few concerns. Density and Mixed Use requirements were reviewed with a recommendation to require 450 square feet of non-residential gross floor area to be constructed in conjunction with every residential unit. Chloe Mohr will further review provisions for the open space and park requirements and public plaza requirements.

There being no further business, the meeting was adjourned at 10:17 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary